090.0	0002	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	720,400	/	720,400
USE VALUE:	720,400	/	720,400
ASSESSED:	720,400	/	720,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		CRAWFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BYLENOK GREGORY P
Owner 2:	
Owner 3:	
Street 1:	36 CRAWFORD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HEACOCK PAMELA P -
Owner 2:	-
Street 1:	36 CRAWFORD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,150 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1468 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8150.000	254,700	500	465,200	720,400
Total Card	0.187	254,700	500	465,200	720,400
Total Parcel	0.187	254,700	500	465,200	720,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.70 | /Parcel: 490.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	57618
GIS Ref	
GIS Ref	
Insp Date	11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 090.0-0002-0011.0

!7297!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	254,700	500	8,150.	465,200	720,400	720,400	Year End Roll	12/18/2019
2019	101	FV	211,300	0	8,150.	471,800	683,100	683,100	Year End Roll	1/3/2019
2018	101	FV	211,300	0	8,150.	352,200	563,500	563,500	Year End Roll	12/20/2017
2017	101	FV	211,300	0	8,150.	319,000	530,300	530,300	Year End Roll	1/3/2017
2016	101	FV	211,300	0	8,150.	305,700	517,000	517,000	Year End	1/4/2016
2015	101	FV	199,500	0	8,150.	259,200	458,700	458,700	Year End Roll	12/11/2014
2014	101	FV	199,500	0	8,150.	245,900	445,400	445,400	Year End Roll	12/16/2013
2013	101	FV	199,500	0	8,150.	233,900	433,400	433,400		12/13/2012

PRINT

Date	Time
12/10/20	21:56:55

LAST REV

Date	Time
07/11/19	15:51:44
apro	

PAT ACCT. 7297

USER DEFINED

Prior Id # 1:	57618
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEACOCK PAMELA	55855-395		11/18/2010		412,500	No	No		
DWYER JOHN A	26163-538		3/25/1996		188,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/7/2011	1591	Re-Roof	8,000					
9/18/1995	557	Manual	2,200					CONNECT DORMERS

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	Meas/Inspect	CC	Chris C
1/7/2009	Meas/Inspect	345	PATRIOT
1/5/2009	Measured	372	PATRIOT
3/4/2000	Inspected	263	PATRIOT
1/21/2000	Mailer Sent		
1/21/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8150		Sq. Ft.	Site		0	70.	0.82	5									465,151						465,200	

Total AC/HA:	0.18710	Total SF/SM:	8150	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	465,151	Spl Credit		Total:	465,200

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

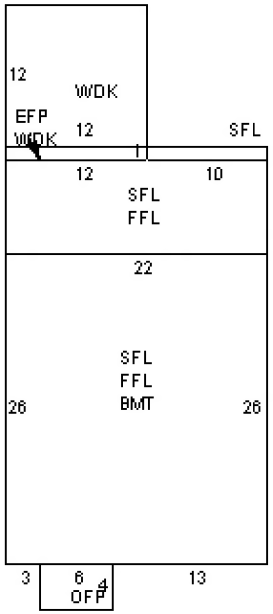
SCUTTLE HOLE LEDGE IN BSMT=15%.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 2			Baths: 1				HB		

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99960202
Adj $ / SQ:	168.683
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346109
Depreciation:	91373
Depreciated Total:	254736

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	168.68
Special Features:	0	Val/Su Net:	118.69
Final Total:	254700	Val/Su SzAd	173.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	748	168.680	126,175
SFL	Second Floor	720	168.680	121,469
BMT	Basement	486	50.600	24,604
WDK	Deck	156	12.410	1,935
OFP	Open Porch	24	43.980	1,056
EFP	Enclos Porch	12	72.570	871

Net Sketched Area:	2,146			Total:	276,110
Size Ad	1468.0999	Gross Are	2270	FinArea	1468

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	85				
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

090.0-0002-0011.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X12	A	AV	2000	5.38	T	15.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	
				Total:	500